

# UNOFFICIAL COPY



Doc#: 1505829045 Fee: \$44.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 02/27/2015 04:04 PM Pg: 1 of 4

## Quit Claim Deed

Corporation to Corporation

WHEN RECORDED MAIL TO:  
Benjamin Newton  
293 4<sup>th</sup> St  
Jersey City, NJ 07302

Above Space for Recorder's Use Only

The GRANTOR, **NEWNETT INC., AN ILLINOIS CORPORATION**, for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged hereby CONVEY and WARRANT unto the GRANTEE, **NewNett I LLC, AN ILLINOIS LIMITED LIABILITY COMPANY**, of 129 S. Euclid, Oak Park, IL 60302, the following described real estate situated in the County of Cook, State of Illinois, to-wit:

*See attached Exhibit -A-*

**Property Address:** 1518 N. Harlem Unit 1E, 2E, 2W, 3E, 3W, River Forest, IL 60305  
**Permanent Index Number:** 15-01-205-068-1001; 1003; 1004; 1005; 1006

Subject only to: general real estate taxes not due and payable at the time of Closing; covenants, conditions and restrictions of record; and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate.

IN WITNESS WHEREOF, the GRANTOR, Benjamin R. Newton, President, **NewNett Inc.**, have caused his name to be signed to this instrument, dated this 22nd of February, 2015.

**Benjamin R. Newton, President  
NewNett Inc.**

Exempt under Real Estate Transfer Tax Law 35 ILCS 200/31-45  
sub par. I and Cook County Ord. 93-0-27 par. I

Date 2-27-15 Sign. Scott Moran

**EXEMPTION APPROVED  
DEPUTY VILLAGE CLERK OF VILLAGE OF RIVER FOREST**

*Nancy Carice*





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## Exhibit A

**Property Address:** 1518 N. Harlem Unit 1E, 2E, 2W, 3E, 3W, River Forest, IL 60305

**Permanent Index Number:** 15-01-205-068-1001; 1003; 1004; 1005; 1006

### Legal Description:

UNIT NUMBER 1E, 2E, 2W, 3E, 3W IN THE FOREST PLACE II, A CONDOMINIUM, AS DELINATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACK OF LAND:

#### Parcel A

THE SOUTH ½ OF THE EAST 198.00 FEET OF THE FOLLOWING DESCRIBED PARCEL, TAKEN AS A TRACT:

LOT 30 (EXCEPT THE NORTH 20 FEET 11 INCHES) ALL OF LOT 29 AND LOT 28 (EXCEPT THE SOUTH 9 FEET 1 INCH THEREOF), EXCEPT THE WEST 8.00 FEET OF SAID LOTS DEDICATED FOR PUBLIC ALLEY, IN BLOCK 1 IN ROSSELL'S BONNIE BRAE ADDITION TO RIVER FOREST, BEING A SUBDIVISION OF THE NORTH ½ OF THE EAST ½ OF THE NORTHEAST ¼ OF SECTION 1, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

#### PARCEL B:

EASEMENT FOR PARKING, INGRESS AND EGRESS AGREEMENT, RECORDED APRIL 26, 1948 AS DOCUMENT 14299751 AND AS AMENDED BY AGREEMENT RECORDED APRIL 3, 1962 AS DCOUMENT 18439437 FOR THE BENEFIT OF PARCEL 1, OVER THE FOLLOWING DESCRIBED PROPERTY:

THE WOUTH 1/3 OF THE WEST 23.00 FEET (EXCEPTING THEREFROM THE NORTH 4.00 FEET THEREOF AND THE SOUTH 4.00 FEET THEREOF) OF THE FOLLOWING DESCRIBED PROPERTY TAKEN AS A TRACT:

THAT PART LYING WEST OF THE WEST LINE OF THE EAST 108.00 FEET OF THE FOLLOWING DESCRIBED PROPERTY:

LOT 30 (EXCEPT THE NORTH 20 FEET 11 INCHES) ALL OF LOT 29 AND LOT 28 (EXCEPT THE SOUTH 9 FEET 1 INCH THEREOF), EXCEPT THE WEST 8.00 FEET OF SAID LOTS DEDICATED FOR PUBLIC ALLEY, IN BLOCK 1 ROSSELL'S BONNIE BRAE ADDITION TO RIVER FOREST, BEING A SUBDIVISION OF THE NORTH ½ OF THE EAST ½ OF THE NORTHEAST ¼ OF SECTION 1, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPTING THEREFROM THE WEST 33.00 FEET AND THE SOUTH 33.00 FEET THEREOF DEEDED TO THE VILLAGE OF RIVER FOREST FOR STREET PURPOSES, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DCOUMENT NUMBER 0524139064; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY ILLINOIS.

**EXEMPTION APPROVED**  
DEPUTY VILLAGE CLERK OF VILLAGE OF RIVER FOREST

*Marcy Coiro*

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## STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated February 27, 2015

Signature: *Scott McNab*  
Grantor or Agent

Subscribed and sworn to before me

By the said Scott McNab

This 27<sup>th</sup> day of February, 2015

Notary Public Susan B. Mikula

Susan B. Mikula



The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Date February 27, 2015

Signature: *Scott McNab*  
Grantee or Agent

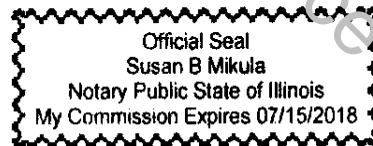
Subscribed and sworn to before me

By the said Scott McNab

This 27<sup>th</sup> day of February, 2015

Notary Public Susan B. Mikula

Susan B. Mikula



Note: Any person who knowingly submits a false statement concerning the identity of a Grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to deed or ABI to be recorded in Cook County, Illinois if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

EXEMPTION APPROVED  
DEPUTY VILLAGE CLERK OF VILLAGE OF RIVER FOREST

*Nancy Coxe*